



The Commons
Commons Mall

Columbus, Indiana - Downtown

Commons/Commons Mall Redevelopment
Columbus, Indiana

The *new* Commons

KOETTER KIM & ASSOCIATES, INC.
CSO ARCHITECTS, INC.



Columbus, Indiana – Washington Street

Commons/Commons Mall Redevelopment
Columbus, Indiana

The *new* Commons

KOETTER KIM & ASSOCIATES, INC.
CSO ARCHITECTS, INC.



The Commons – Cesar Pelli, 1973

Commons/Commons Mall Redevelopment
Columbus, Indiana

The *new* Commons

KOETTER KIM & ASSOCIATES, INC.
CSO ARCHITECTS, INC.



The *new Commons* – Koetter Kim / CSO, 2010

Commons/Commons Mall Redevelopment
Columbus, Indiana

The *new Commons*

KOETTER KIM & ASSOCIATES, INC.
CSO ARCHITECTS, INC.

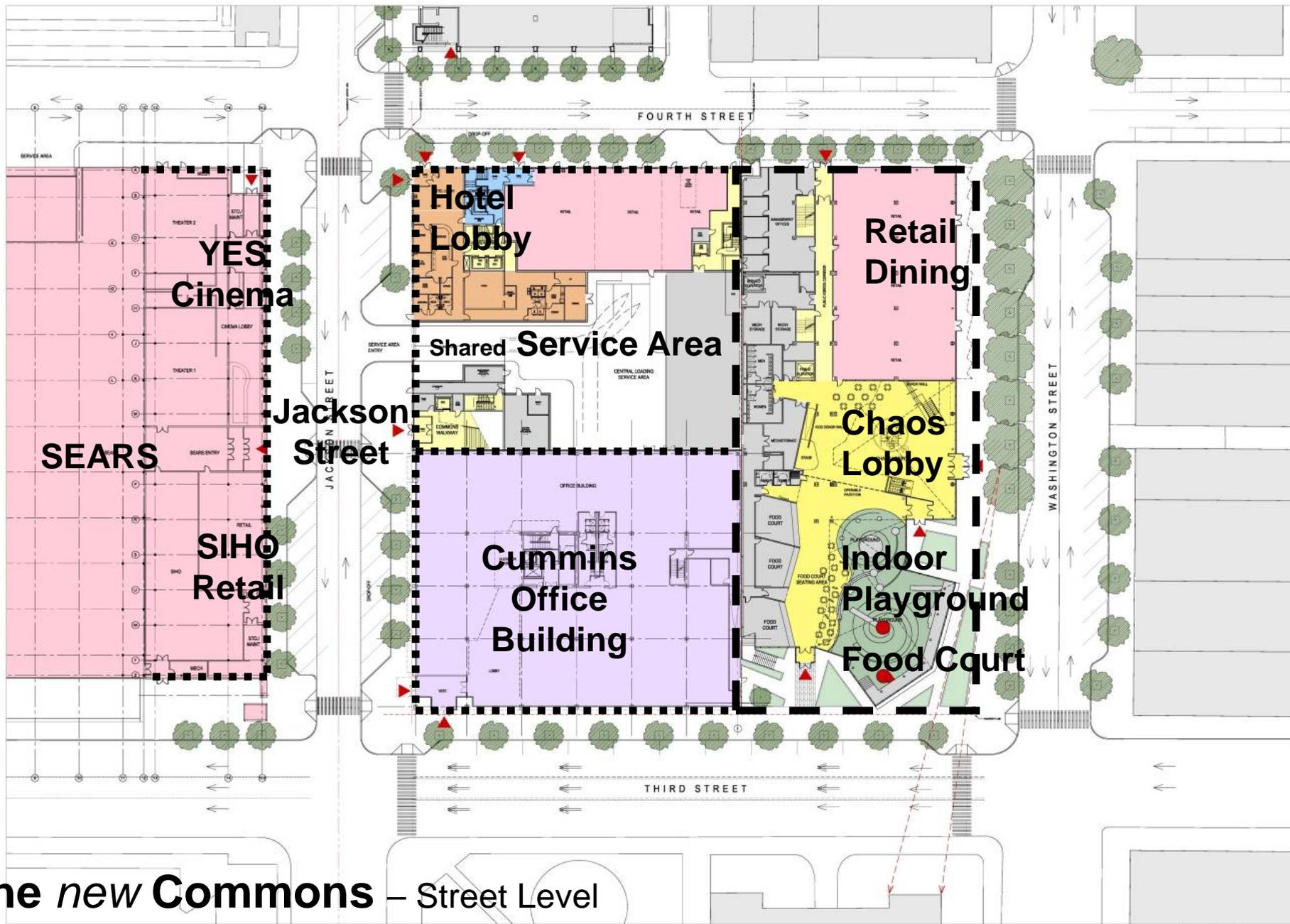


The Commons / Commons Mall Redevelopment Projects

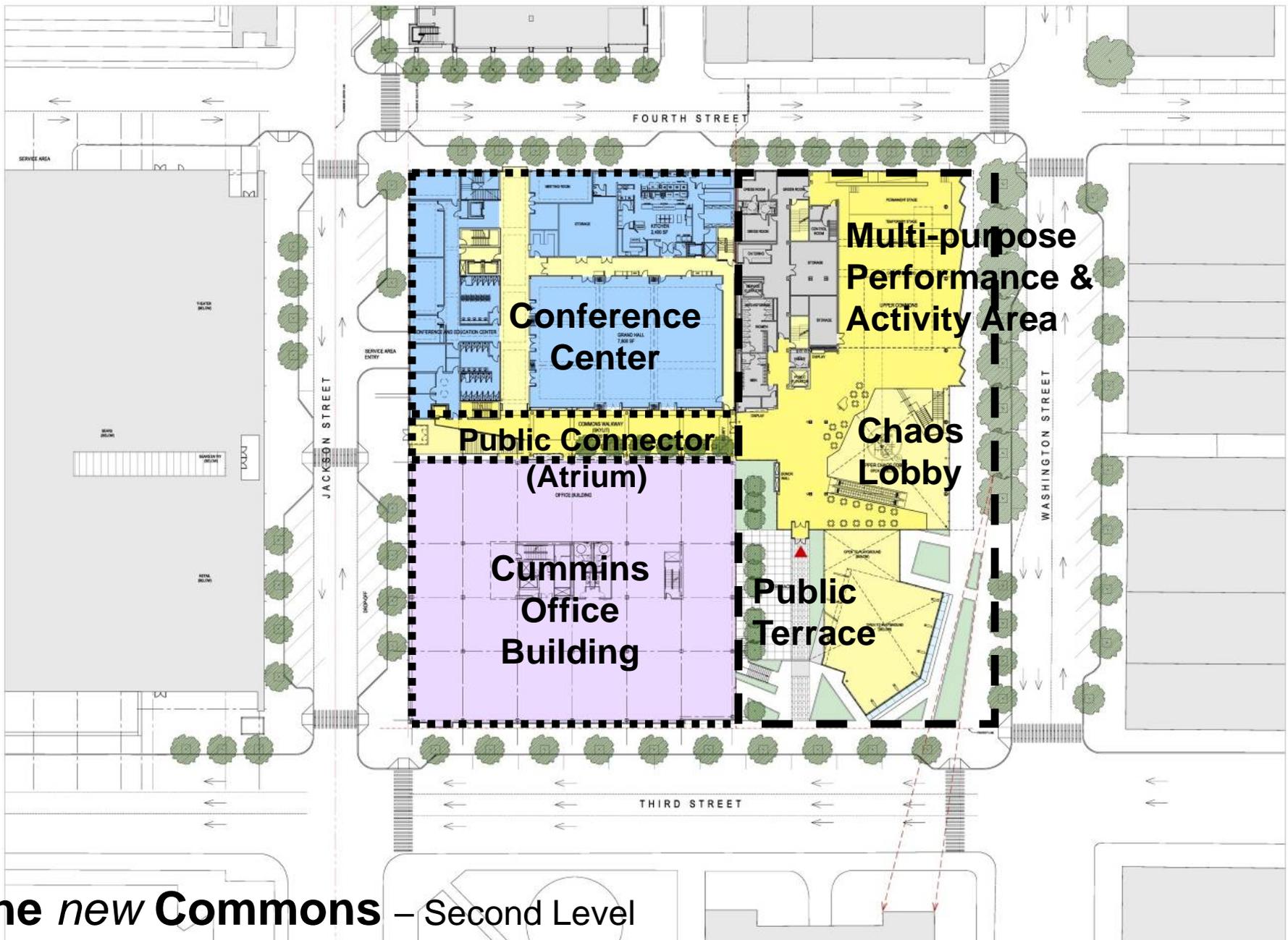
Commons/Commons Mall Redevelopment
Columbus, Indiana

The *new* Commons

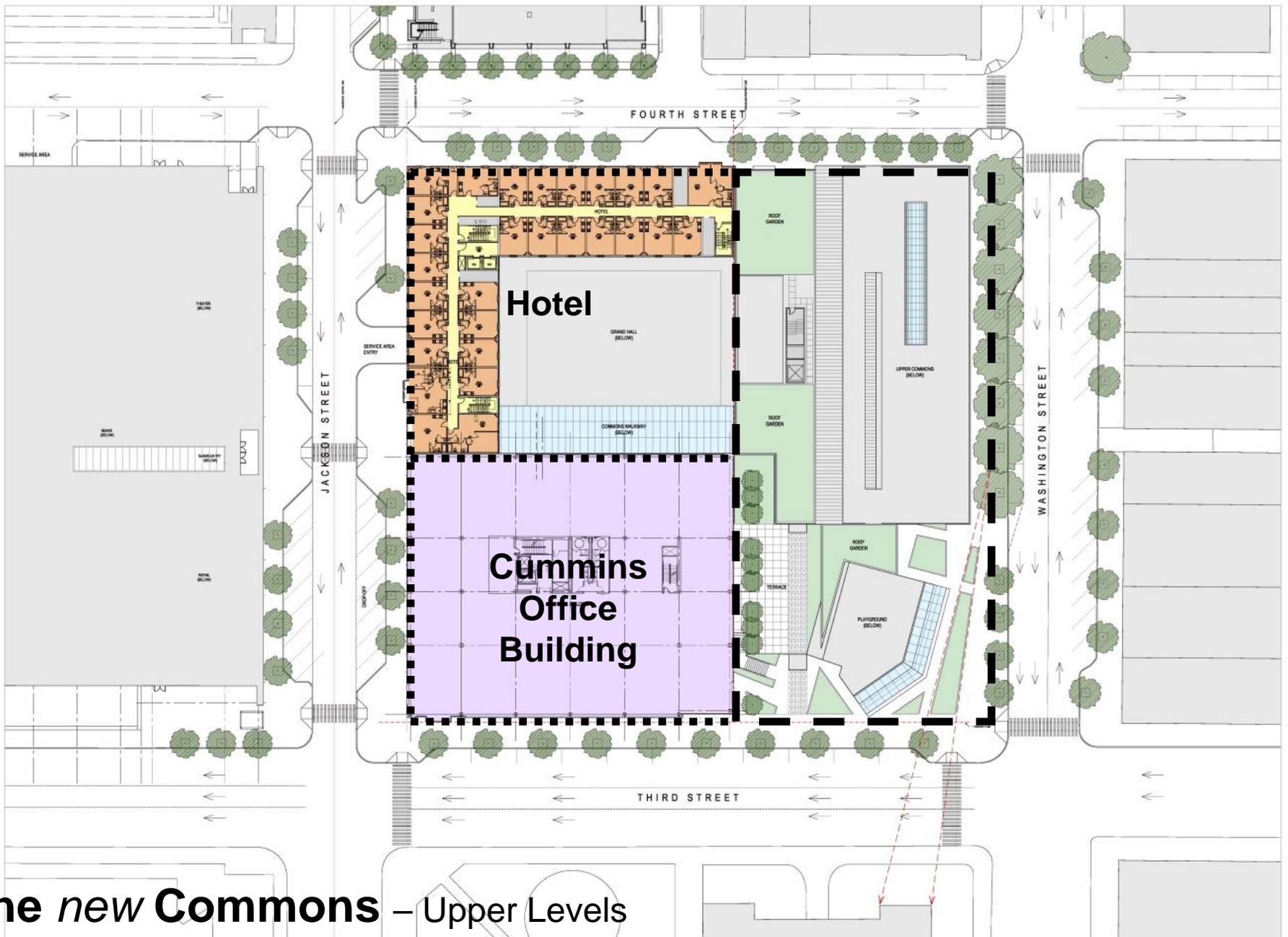
KOETTER KIM & ASSOCIATES, INC.
CSO ARCHITECTS, INC.



The new Commons – Street Level



The *new Commons* – Second Level



The *new Commons* – Upper Levels



Cummins Office Building – 3rd and Jackson Street view

Commons/Commons Mall Redevelopment
Columbus, Indiana

The *new* Commons

KOETTER KIM & ASSOCIATES, INC.
CSO ARCHITECTS, INC.



Cummins Office Building – 3rd Street view

Commons/Commons Mall Redevelopment
Columbus, Indiana

The *new* Commons

KOETTER KIM & ASSOCIATES, INC.
CSO ARCHITECTS, INC.



Cummins Office Building – 3rd Street Entry Lobby

Commons/Commons Mall Redevelopment
Columbus, Indiana

The *new* Commons

KOETTER KIM & ASSOCIATES, INC.
CSO ARCHITECTS, INC.

- Construction started in May of 2008.
- Projected completion is in April of 2009.
- Home of 500 new Cummins employees.
- 12.5 million in private investment.



Cummins Office Building



Jackson Street Retail – YES Cinema

Commons/Commons Mall Redevelopment
Columbus, Indiana

The *new* Commons

KOETTER KIM & ASSOCIATES, INC.
CSO ARCHITECTS, INC.



Jackson Street Retail – SEARS entry

Commons/Commons Mall Redevelopment
Columbus, Indiana

The *new* Commons

KOETTER KIM & ASSOCIATES, INC.
CSO ARCHITECTS, INC.



commons mall

COMMONS

TRIP

NRS

Jackson Street Retail – SIHO, new retail

Commons/Commons Mall Redevelopment
Columbus, Indiana

The *new* Commons

KOETTER KIM & ASSOCIATES, INC.
CSO ARCHITECTS, INC.

- Candlewood Suites' high-quality accommodation caters to mid-market business and leisure travelers looking for a multiple night hotel stay. 86 room extended stay

- Retail along 4th Street
- \$16 million in private investment
- Construction start September of 2008
- No abatement



Candlewood Hotel



Jackson Street elevation



4th Street elevation

Candlewood Hotel

Commons/Commons Mall Redevelopment
Columbus, Indiana

The *new* Commons

KOETTER KIM & ASSOCIATES, INC.
CSO ARCHITECTS, INC.



Candlewood Hotel – Conference Center – Public Connector

Commons/Commons Mall Redevelopment
Columbus, Indiana

The *new* Commons

KOETTER KIM & ASSOCIATES, INC.
CSO ARCHITECTS, INC.



The *new* Commons

Commons/Commons Mall Redevelopment
Columbus, Indiana

The *new* Commons

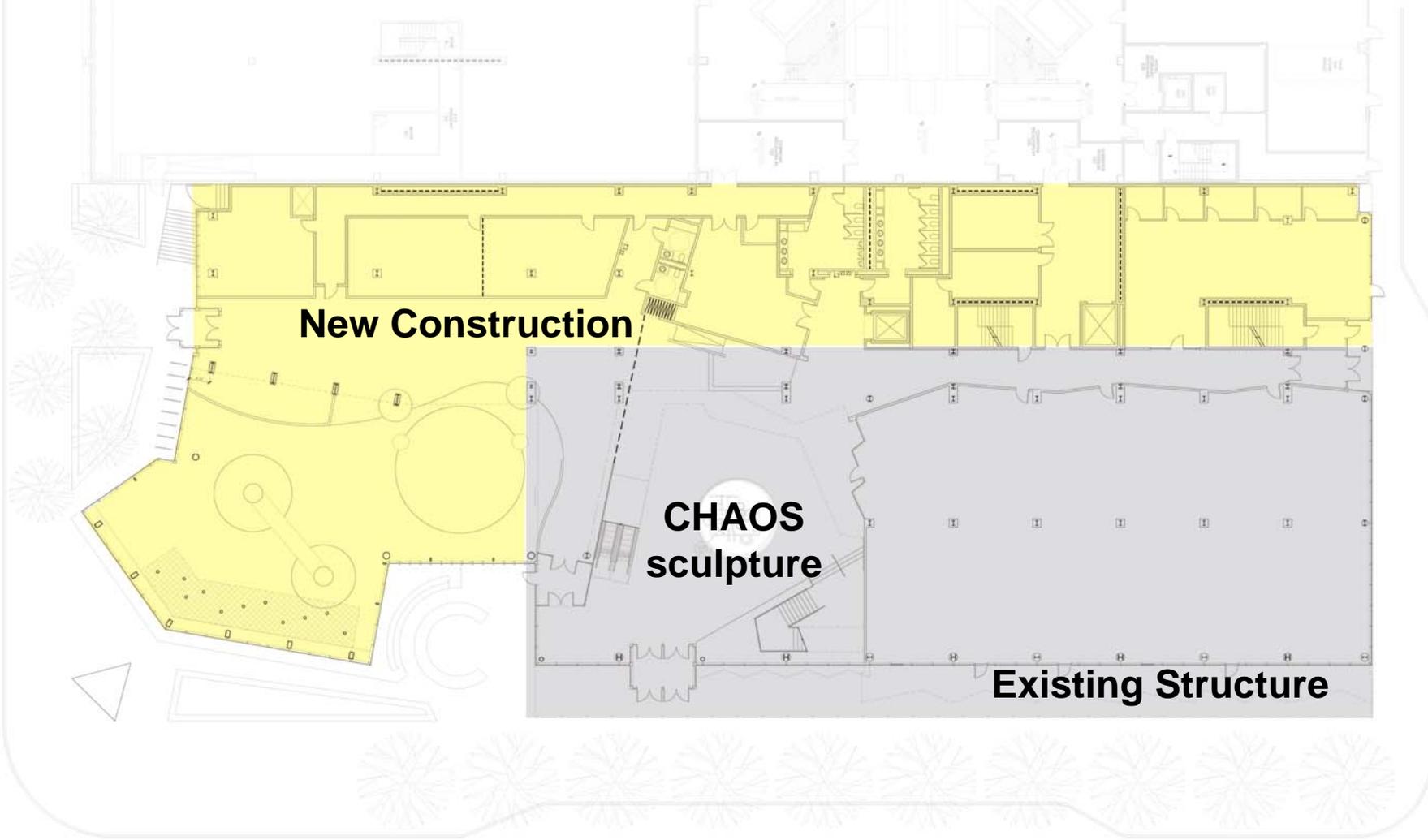
KOETTER KIM & ASSOCIATES, INC.
CSO ARCHITECTS, INC.



The *new Commons* – Maintained existing structure and CHAOS

3rd Street

4th Street



New Construction

**CHAOS
sculpture**

Existing Structure

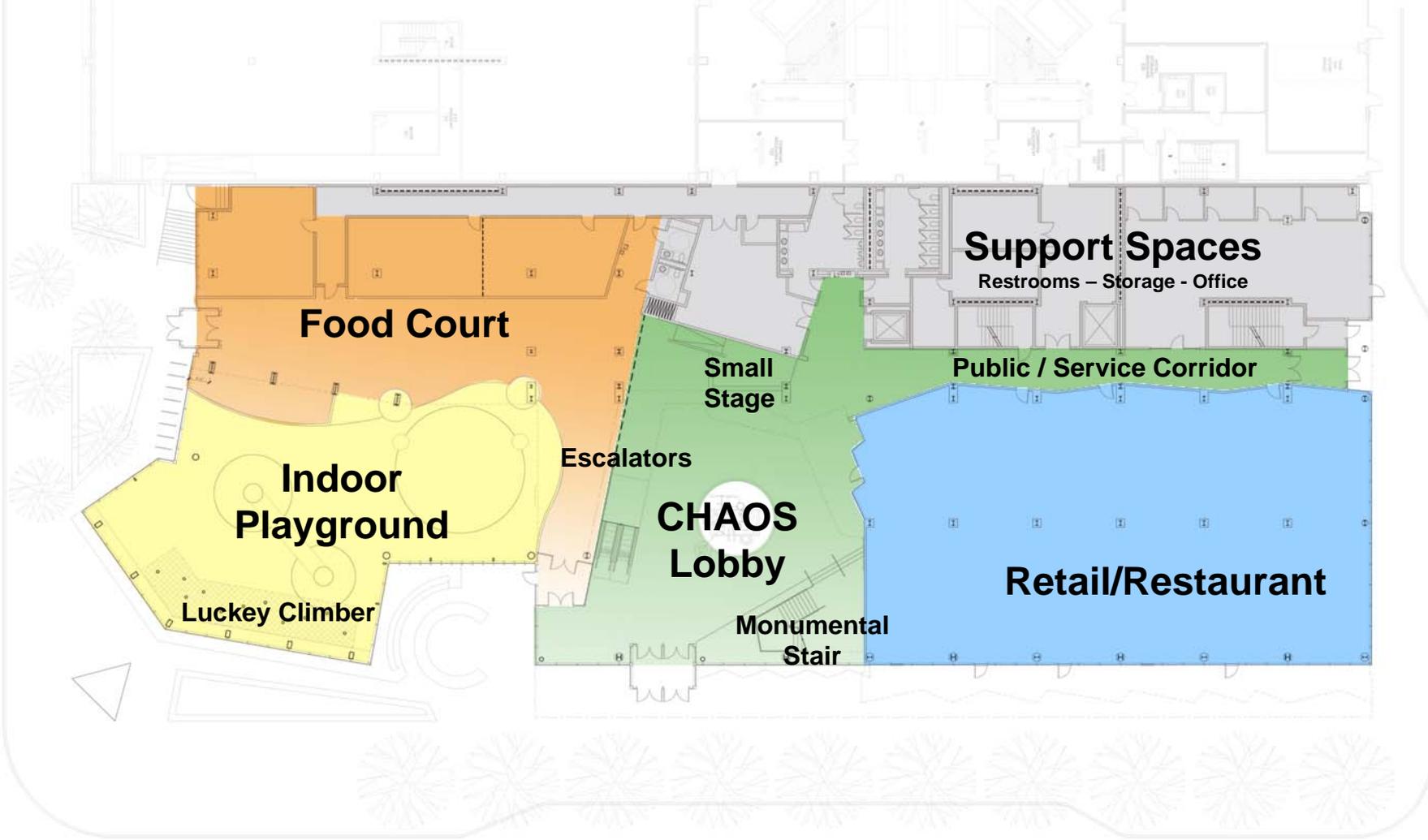
Washington Street

The *new Commons* – Existing Structure & New Construction

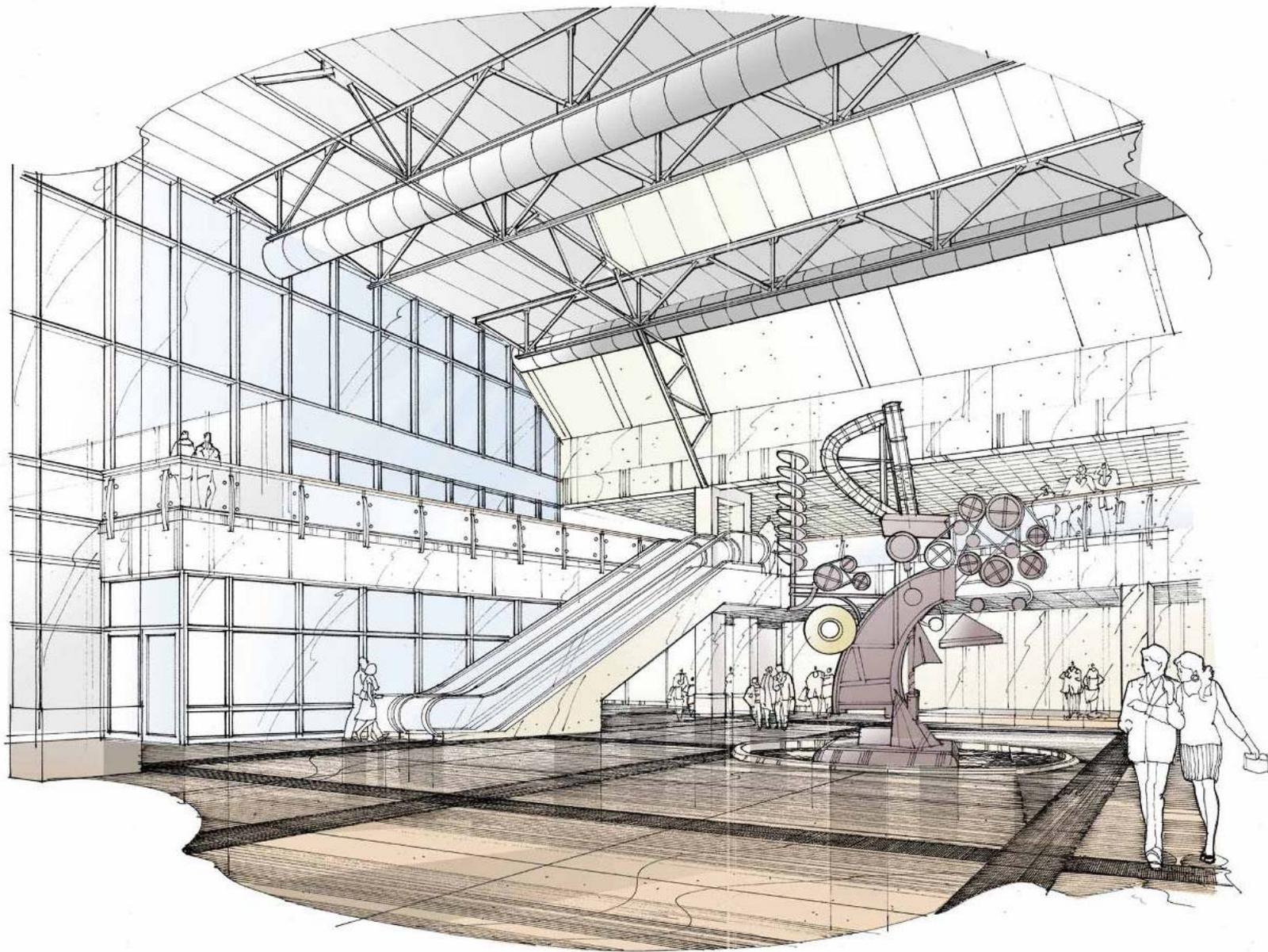
3rd Street

4th Street

Washington Street



The *new* Commons – Street Level Plan

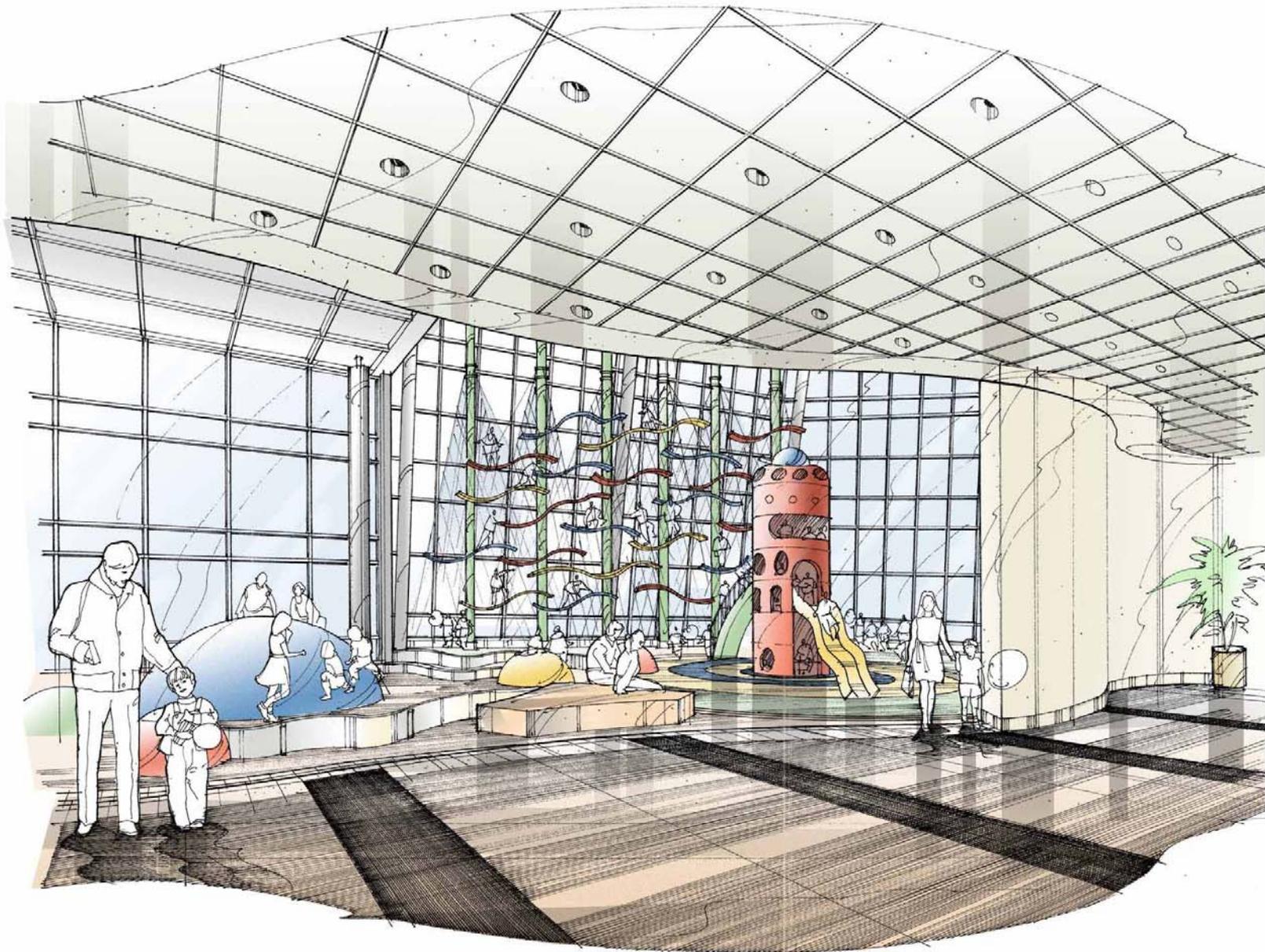


The *new* Commons – CHAOS Lobby

Commons/Commons Mall Redevelopment
Columbus, Indiana

The *new* Commons

KOETTER KIM & ASSOCIATES, INC.
CSO ARCHITECTS, INC.



The *new* Commons – Indoor Playground – Food Court

Commons/Commons Mall Redevelopment
Columbus, Indiana

The *new* Commons

KOETTER KIM & ASSOCIATES, INC.
CSO ARCHITECTS, INC.

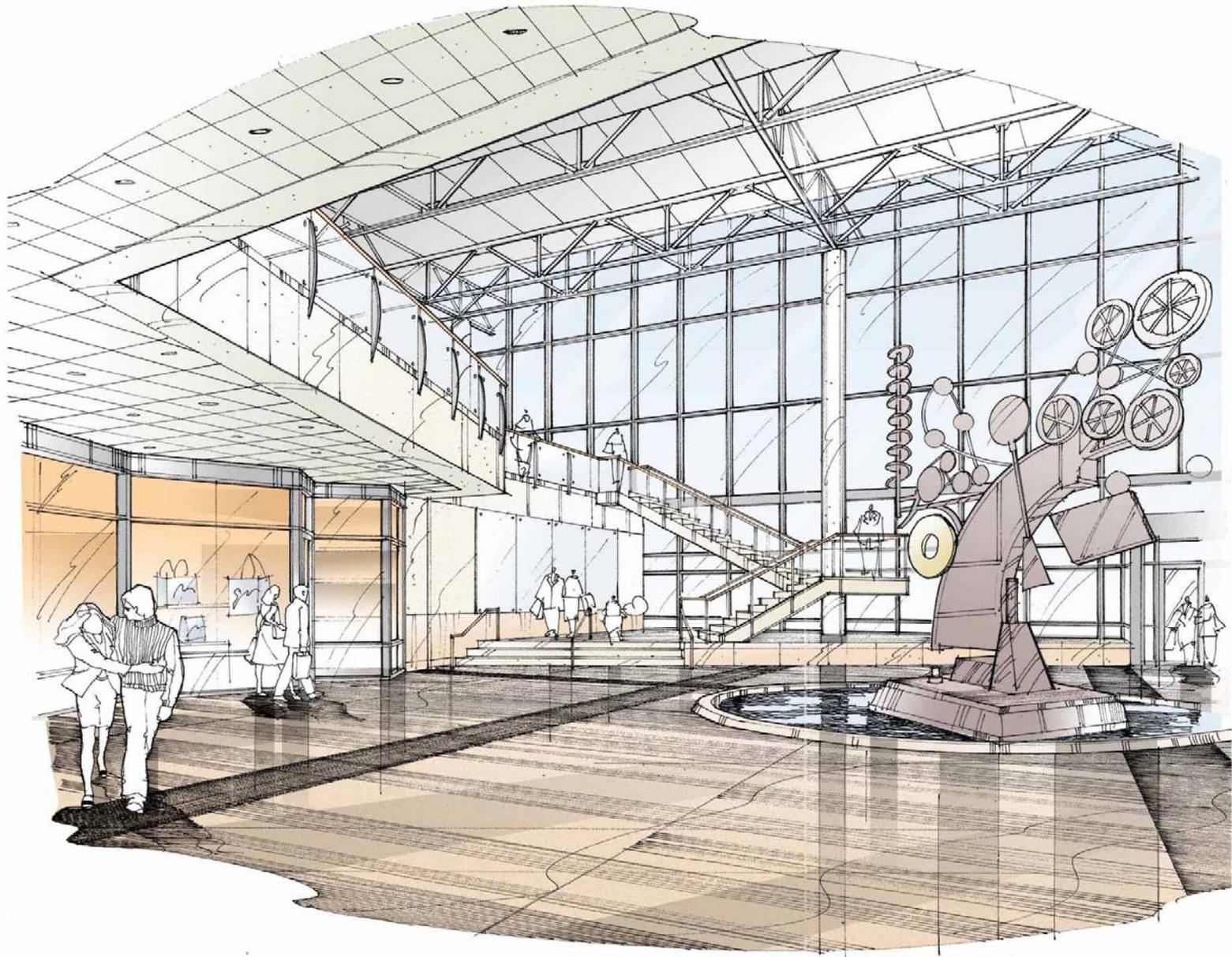


The *new* Commons – Luckey Climber

Commons/Commons Mall Redevelopment
Columbus, Indiana

The *new* Commons

KOETTER KIM & ASSOCIATES, INC.
CSO ARCHITECTS, INC.

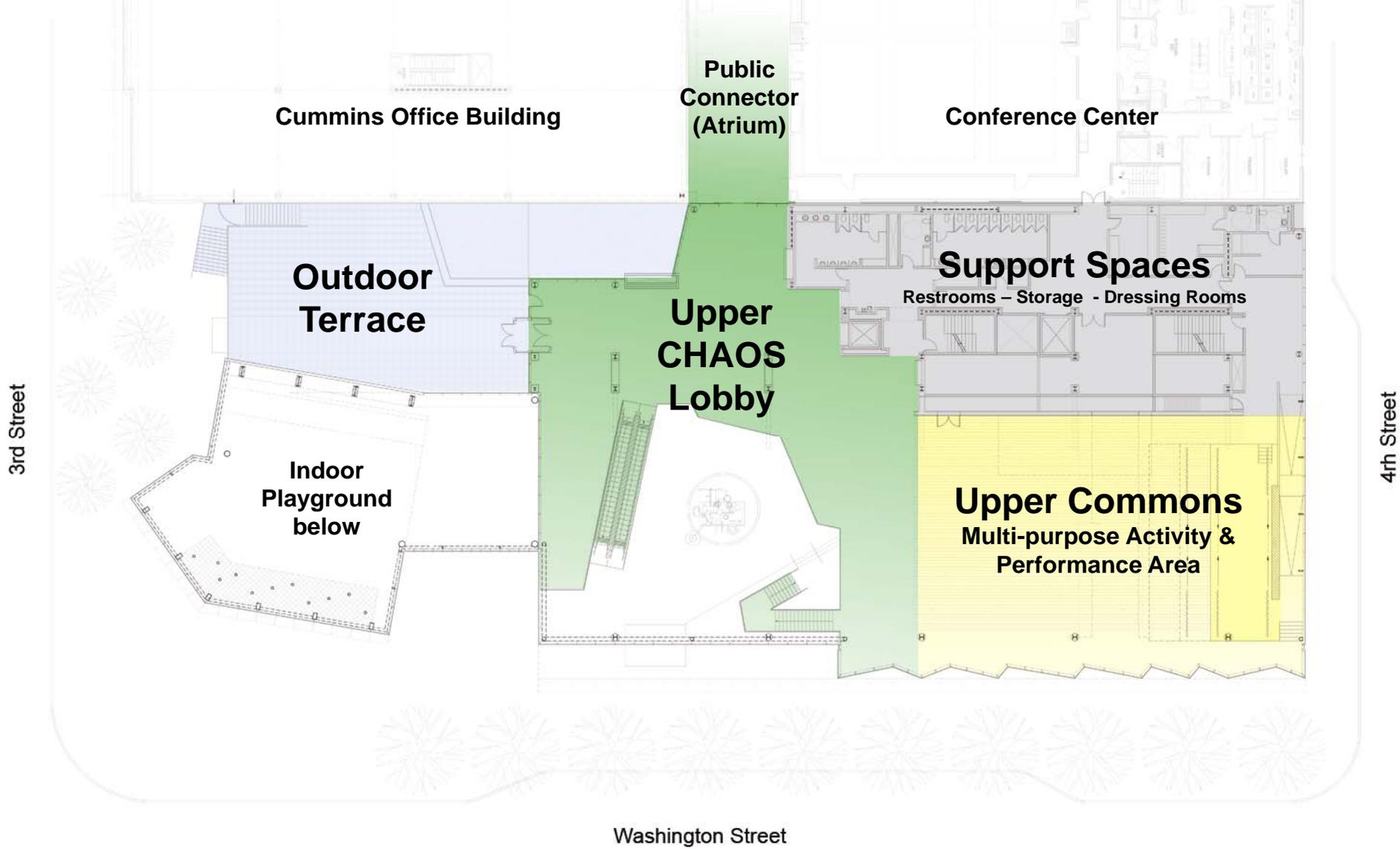


The *new* Commons – CHAOS Lobby

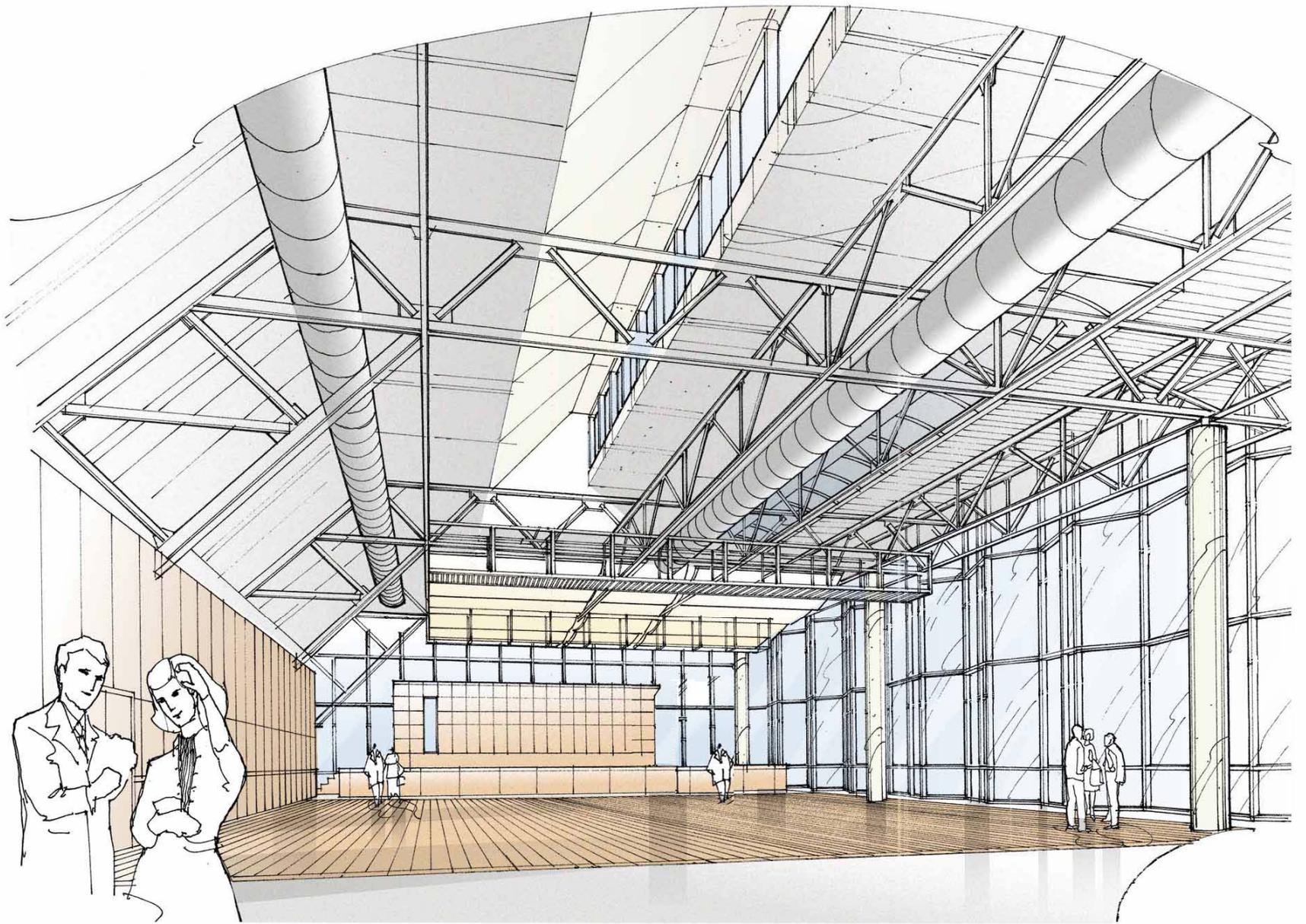
Commons/Commons Mall Redevelopment
Columbus, Indiana

The *new* Commons

KOETTER KIM & ASSOCIATES, INC.
CSO ARCHITECTS, INC.



The *new* Commons – Second Level Plan



The *new* Commons – Upper Commons Multi-purpose Activity & Performance

Commons/Commons Mall Redevelopment
Columbus, Indiana

The *new* Commons

KOETTER KIM & ASSOCIATES, INC.
CSO ARCHITECTS, INC.



LEED™

LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN

- LEED registered project
- Emphasis on energy-efficient mechanical and electrical systems, for low operating costs
- High-performance clear insulated low-e glazing
- Durable and low-maintenance materials
- Recycled, renewable and local building materials, low VOC
- Water management
- Reviewing geothermal mechanical system option, green roofs and photovoltaic panels
- Improved performance area acoustics, AV equipment, stage lighting and back-stage support areas

The *new* Commons – Sustainable Design & Improved Performance



The *new* Commons

Commons/Commons Mall Redevelopment
Columbus, Indiana

The *new* Commons

KOETTER KIM & ASSOCIATES, INC.
CSO ARCHITECTS, INC.